Karen Johnson Davidson County
Batch# 1305643 DEEDWARR
08/04/2025 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20250804-0061328

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater for this transfer is: $438,000.00

Affiant Signature

Subscribed and sworn to before me on this the 1 Day of August 2025.

Notary Public
My Commission expires 8 / 19 / 2028

NAME AND ADDRESS OF PROPERTY OWNER:
Go S Khai and Pau Suan Khai
4772 Crystal Brook Drive
Nashville TN 37013

SEND TAX BILLS TO:
Go S Khai and Pau Suan Khai
SWBC Mortgage Corp.
9311 San Pedro #100 San Antonio TX 78216

MAP AND PARCEL NUMBER: 162160D04600CO

WARRANTY DEED
25NT00988

Effective the 1 Day of August, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Othman Ibrahim and Shivan Ibrahim, as tenants in common, with rights of survivorship
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

GO S KHAI, A MARRIED MAN, AND PAU SUAN KHAI, A MARRIED MAN
Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Honey Brook Subdivision, Section Two, as of record in Book 7900, page 297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Othman Ibrahim and Shivan Ibrahim, as tenants in common, with rights of survivorship from Joan Polk, a single person, by Warranty Deed dated 10/05/2023 and recorded 10/11/2023 in Instrument No. 20231011-0079664, Register's Office of said County.

Being the same property conveyed to Joan E. Polk, an unmarried woman from Richard W. Purcell and wife, Claire F. Purcell, by Warranty Deed dated 03/11/2005 and recorded 03/16/2005 in Instrument No. 20050316-0028927, Register's Office of said County.

This is an improved property commonly known as: 4772 Crystal Brook Dr, Antioch, TN 37013-5381

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31 day of July 2023

Othman Ibrahim

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Othman Ibrahim**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Susan Naroz
Notary Public
My Commission expires: _____/_____/ _____.

SUSAN NAROZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-5-2026

Shivan Ibrahim

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shivan Ibrahim**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Susan Naroz
Notary Public
My Commission expires: _____/_____/ _____.

SUSAN NAROZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-5-2026

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/31/2025 (date of document).

Jami K Averwater

Affiant Signature

08/01/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8-19-2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD